

**Zoning Board of Adjustment**  
**1200 Mountain Ave., Middlesex, NJ 08846**  
***Agenda Meeting Minutes***  
**July 15, 2015**  
**7:30 PM**

**1. Call to Order**

Chairperson Thompson called the meeting to order at 7:40pm.

**2. Open Public Meeting Act Statement**

Chairperson Thompson read the Open Public Meeting Act Statement.

**3. Roll Call**

Upon the call of the roll the following members were present:

John Anello Dec/2016 [present]	Guy Hoyt Dec/2017 [present]
Leonard Jackson Dec/2017 [present]	Anthony Thompson Dec/2018 [present]
Phil Lopa Dec/2015 [present]	Anthony Vietri Dec/2015 [present]
Joseph McNulty Dec/2016 [absent]	Sean Johnson Dec/2015 [present]

Also present was Board Attorney Ms. Joan Dowling.

**4. Election of Board Secretary**

Member Lopa nominated Sean Johnson for Secretary of Board of Adjustment, seconded by Member Hoyt. There being no further nominations Chairperson Thompson closed nominations. Vote: Member Anello-yes, Member Hoyt-yes, Member Jackson-yes, Member Vietri-yes, Member Lopa-yes, Chairperson Thompson-yes, Member Johnson-yes. Motion passed.

**5. Minutes**

Member Johnson made a motion to accept the July 15, 2015 meeting minutes, seconded by Member Hoyt. Vote: All in favor. Motion passed.

**6. Old Business**

**Z2015-02**  
**Union Plaza LLC**  
**619 Union Ave**  
**Block 80 Lot 4**

**Memorialize Resolution**

Member Anello made a motion to approve the Resolution with the conditions stated, seconded by Member Lopa. Vote: Member Anello-yes, Member Hoyt-yes, Member

Jackson- yes, Member Vietri-yes, Member Lopa-yes, Member Thompson-yes, Member Johnson-yes. Motion passed.

## **7. New Business**

**Z2015-06**

**Setback Variance**

**Michael and Josefa Salvatore  
7 Douglass Lane  
Block 86.04 Block 14**

Ms. Dowling duly swore in Josefa Salvatore, 7 Douglass Lane, Middlesex NJ 08846.

Ms. Dowling stated that the incorrect box had been checked on the application and that the correct box for the c variance has now been corrected.

Ms. Salvatore stated that they would like to cover the patio with a permanent roof.

Ms. Salvatore stated that she had been using temporary awnings and would like a more permanent roof to provide shade.

Ms. Salvatore stated that the patio area would not be enclosed, just looking to have the builder put a roof over the concrete patio.

Ms. Dowling duly swore in Mathias Frederickson, 130 Cumberland St., South Plainfield, NJ 07080.

Mr. Frederickson stated that he would be building the cover for the 25 x 15 ft. patio.

The Board, applicant and builder calculated the distance from the patio to the rear property line is 13ft.

The Board stated that the property is in the R75 zone so the setback from the rear property line is 20ft and that the applicant is 7ft over the minimum

Member Anello questioned why the contractor was not putting the columns in the concrete.

Mr. Frederickson stated that he does not want to dig into the concrete.

Ms. Salvatore stated that the patio was there when they purchased the property.

Member Anello stated that the Board has granted these types of variances in the past.

The Board discussed the surrounding properties with Ms. Salvatore.

Member Vietri questioned if Ms. Salvatore would be replacing the concrete patio.

Ms. Salvatore stated that they would just be painting the concrete and putting a picnic table on it.

Chairperson Thompson asked for the Board discussion on the variance.

Member Johnson stated that other homeowners have received a variance and was ok with this.

Member Lopa stated that there was no harm in granting this variance.

Member Vietri stated that other homeowners have already gotten a variance for the same thing.

Member Anello stated that this will not impact the neighbors and would be 13ft from the property line.

Member Jackson agreed with the other Board Members.

Member Hoyt stated that there was no detriment to the neighborhood.

Chairperson Thompson agreed with the Board and stated that it was consistent with the neighborhood.

Ms. Dowling asked if she should include a condition in the resolution that the structure has to remain open and can't be enclosed.

The Board members discussed the condition.

Member Anello made a motion to approve the variance granting the setbacks that were asked for and with the condition that the structure not be enclosed, seconded by Member Vietri. Vote: Member Anello-yes, Member Hoyt-yes, Member Jackson- abstain, Member Vietri-yes, Member Lopa-yes, Member Thompson-yes, Member Johnson-yes. Motion approved.

Ms. Dowling and the Board Members explained to the applicant the procedures following the application.

## 8. Correspondence

Ms. Dowling explained that this had been the second draft of the letter regarding ordinance changes. Chairperson Thompson will sign the letter so it may be sent to the Governing Body.

Ms. Dowling asked to see the Zoning Board Member list with terms so that she can verify the terms as a new member had been appointed.

Chairperson Thompson opened the meeting to the public, there being no public closed the public portion of the meeting.

There being no further business Member Anello made a motion to adjourn the meeting at 8:44pm, seconded by Member Hoyt. Vote: All in favor. Meeting adjourned.

---

Secretary

---

Clerk